

MINUTES – JANUARY 20, 2010

The Caswell County Board of Commissioners met in special session at the Historic Courthouse in Yanceyville, North Carolina at 5:30 p.m. on Wednesday, January 20, 2010. The purpose of the meeting was to hold a work session to discuss options for a County Jail. Members present: George W. Ward, Jr., Chairman, Kenneth D. Travis, Vice-Chairman, William E. Carter, Nathaniel Hall, and Jeremiah Jefferies. Absent: Erik D. Battle and Gordon G. Satterfield. Also present: Kevin B. Howard, County Manager, Sheriff Michael L. Welch, and Leigh Walker representing The Caswell Messenger. Wanda P. Smith, Clerk to the Board, recorded the minutes.

MOMENT OF SILENT PRAYER

Vice-Chairman Travis opened the meeting with a Moment of Silent Prayer.

(Chairman Ward entered the meeting at this time and presided over the remainder of the meeting).

OPTIONS FOR COUNTY JAIL

The Board held a work session to discuss options for a County Jail.

Mr. Kevin Howard, County Manager, provided the following information to the Board.

RECAP COST ESTIMATES OF OPTIONS FROM MOSELEY ARCHITECTS

- Option A.1. Renovate/expand existing Jail
Project Cost Estimate: \$7,379,687.00
- Option A.2. Renovate/expand existing Jail + LEC + add options
Project Cost Estimate: \$11,865,626.00
- Option B.1. Build new Jail west side
Project Cost Estimate: \$6,013,650.00
- Option B.2. Build new Jail + LEC + add options west side
Project Cost Estimate: \$10,411,310.00
- Option C.1. Build new Jail on east side
Project Cost Estimate: \$5,950,202.00
- Option C.2. Build new Jail on east side + LEC + add options
Project Cost Estimate: \$10,912,654.00

All cost estimates based on 2010 bid estimates.

Cost Delayed: Add 3%/year.

OPTION FROM PEASE ARCHITECTS FOR SUNLINE BUILDING

Total Project Cost

Construction Contingency	\$ 213,406
Materials Testing	60,000
Design Fee	640,218
Construction Cost	<u>7,113,540</u>
	\$8,017,164
FFE (furniture)	<u>36,000</u>
	\$8,053,164

OPTIONS TO DATE

Renovation/Expansion	\$7,379,687.00
New Facility West Side	\$6,013,650.00
New Facility East Side	\$5,950,202.00
Sunline Renovation (includes office space)	\$8,017,164.00

Mr. Howard informed the Board that it would cost \$400,000 in architectural fees to build a Jail, and three-fourths of that amount would be due up front. Mr. Howard reported that as far as the Board's options for funding, a bond referendum on the Jail could be held, but he felt the best option would be to finance through USDA because their interest rates are as low as a bond would be and will grant a 40-year payback option. Mr. Howard estimated that the annual payment on \$6,000,000 would be approximately \$300,000.

After considerable discussion, Commissioner Jefferies moved, seconded by Commissioner Carter that the Board consider building a Jail. The motion carried unanimously.

Upon questioning from the Board, the Clerk to the Board answered that construction of the Courthouse located at 139 East Church Street was completed with offices opening in June, 1976, and the current Jail was built in 1973.

Chairman Ward directed the County Manager to obtain the cost for the transportation of inmates from the Sunline Building to the Courthouse, determine the requirements for inmate safety, cost for construction of a 78-bed facility at the Sunline Building, and the cost of financing the Jail for 20 years.

THE ADJOURNMENT

At 6:45 p.m. Commissioner Travis moved, seconded by Commissioner Jefferies to adjourn the meeting. The motion carried unanimously.

Wanda P. Smith
Clerk to the Board

George W. Ward, Jr.
Chairman
